

122.0

0004

0008.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
810,200 / 810,200

USE VALUE:

810,200 / 810,200

ASSESSED:

810,200 / 810,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		SPRING VALLEY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STIFFLER DANA E
Owner 2:	
Owner 3:	

Street 1: 17 SPRING VALLEY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ALDRIDGE JOHN/BREE B -

Owner 2: -

Street 1: 17 SPRING VALLEY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1800, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	90.	0.94	10									556,198						556,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6600.000		253,600		400		556,200		810,200							
Total Card							0.152		253,600		400		556,200		810,200		Entered Lot Size					
Total Parcel							0.152		253,600		400		556,200		810,200		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		602.83		/Parcel:		602.8		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,600	400	6,600.	556,200	810,200	810,200	Year End Roll	12/18/2019
2019	101	FV	210,500	400	6,600.	587,100	798,000	798,000	Year End Roll	1/3/2019
2018	101	FV	209,800	0	6,600.	432,600	642,400	642,400	Year End Roll	12/20/2017
2017	101	FV	209,800	0	6,600.	414,100	623,900	623,900	Year End Roll	1/3/2017
2016	101	FV	209,800	0	6,600.	383,200	593,000	593,000	Year End	1/4/2016
2015	101	FV	198,200	0	6,600.	321,400	519,600	519,600	Year End Roll	12/11/2014
2014	101	FV	198,200	0	6,600.	313,900	512,100	512,100	Year End Roll	12/16/2013
2013	101	FV	198,200	0	6,600.	299,100	497,300	497,300		12/13/2012

Parcel ID 122.0-0004-0008.B

!9522!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALDRIDGE JOHN/B	62799-2		10/17/2013		555,000	No	No		
CAPITMAN JOHN A	47725-80		6/29/2006	Family	435,000	No	No		
LEAHY PAUL/ETAL	26804-589		11/5/1996		193,500	No	No	Y	

PAT ACCT.

9522

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/1996	581		25,000					REM/KIT ADD 8X16 W

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	163	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
7/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	SCUTTLE HOLE.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1
A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O
Fpl:	1	Rating: Average	Other
WSFlue:		Rating:	Upper
			Lvl 2
			Lvl 1
			Lower

Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1
--------	--------	--------	----------	-------

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1800
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

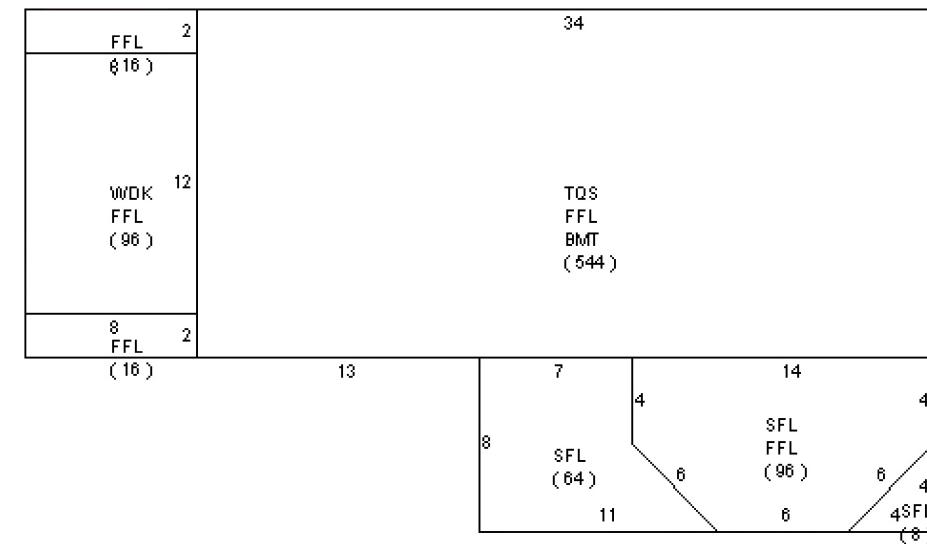
Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	175.482
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344523
Depreciation:	90954
Depreciated Total:	253569

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	175.48	
Special Features:	0	Val/Su Net:	127.82	
Final Total:	253600	Val/Su SzAd	188.69	

COMMENTS

SCUTTLE HOLE.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	768	175.480	134,771						
BMT	Basement	544	52.640	28,639						
TQS	3/4 Story	408	175.480	71,597						
SFL	Second Floor	168	175.480	29,481						
WDK	Deck	96	16.000	1,536						
	Net Sketched Area:	1,984	Total:	266,024						
Size Ad	1344	Gross Are	2120	FinArea	1344					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400

More: N

Total Yard Items:

400

Total Special Features:

Total:

400